

Planning Policy Framework, Integration version March 2014

Revised SPPF with draft *Plan Melbourne* and RGPs included, and showing potential integration of local policy.

This document has been prepared by the SPPF Review Advisory Committee.

This document is based on the Advisory Committee's interpretation of the October 2013 version of Plan Melbourne, and the December 2013 versions of Regional Growth Plans.

The Committee proposes that state policy appears in each scheme, but regional policy appears only in relevant schemes. Local policy would appear only in the scheme to which it applies. All state and regional policy would appear in the Victoria Planning Provisions, but local policy would not.

This version shows the how policy would apply in the:

PLANNING POLICY FRAMEWORK
Clause: 03 The planning vision

ABOUT THIS DOCUMENT

This document has been prepared by the SPPF Review Advisory Committee.

It is document a 'work-in-progress' of the Committee for comment. Comments are sought until 23 May 2014. An information package containing and explaining this document as well as general information about consultations and the actions of the Committee can be found on the website of the Department of Transport, Planning and Local Infrastructure at www.dtpli.vic.gov.au/planning. Go to the section listing current planning panels and advisory committees.

The Committee is headed towards an integrated version of state, regional and local policy to replace the SPPF and LPPF and provide a more streamlined and easy to interpret presentation of policy.

The Committee has benefited from feedback on its earlier 'foundation draft'. Two critical issues have emerged:

1. The 'rules of entry into the Planning Policy Framework (PPF), and
2. A more defined approach to language.

Mark up conventions

Clauses in this draft have been marked to identify where the policy has originated:

- [10.2p5] Clause and paragraph number from current SPPF. These policies may have been edited by the Committee.
- [New] New text introduced as part of a policy neutral review of the SPPF by the Committee.
- [Update] New text inserted after consultation with policy owners (State government departments and statutory authorities and agencies).
- [PM pg 10] [1.1.1.1] *Plan Melbourne* page reference or action reference
- [RGP] New text to implement Regional Growth Plans
- [DP] Metropolitan Planning Strategy Discussion Paper, 2012

Rules of entry

New policy must meet each of the rules of entry to be considered for inclusion in the PPF.

Rule 1. Status

1. At a state policy level, the policy must be formally adopted policy of the State Government.
2. At a regional policy level, the policy must be formally adopted policy of the State Government or all the affected councils.
3. At the local policy level, the policy must be formally adopted policy of the relevant planning authority, or the State Government.

Rule 2. Relevance

1. The policy must achieve at least one of the following four objectives:
 - (a) facilitate sound, strategic planning and co-ordinated action at State, regional and municipal levels
 - (b) facilitate the integration of land use and development planning and policy with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels
 - (c) facilitate development
 - (d) facilitate positive actions by responsible authorities and planning authorities to meet the planning objectives of Victoria.
2. The policy is best applied through the land use planning and development system.

Rule 3. Drafting

1. The text of the policy must be prepared in a form that meets the drafting conventions of the Planning Policy Framework.

Rule 4. Document references

1. Documents required to make or inform a planning decision, which meet Rule 1, may be included under “Guidelines for decision makers.”
2. Documents which do not meet Rule 1, but which form useful background as to why a policy has been drafted in a particular way, may be included as “Background Documents”.

Defined language

Strategies

The following matrix of strategy verbs presents the Committee’s approach to the use of verbs in strategies based on the policy approach to be taken and the type of action to which the policy is directed. It identifies whether the strategy has a focus of facilitation, regulation, further planning work or identifying matters for consideration.

Matrix of strategy verbs		APPROACH TO BE TAKEN		
		Make it happen (facilitate)	Support it happening (support)	Control what happens (should must)
ACTION THEMES	Build new	Facilitate Provide	Support Create	Require
	Repair	Upgrade	Improve	Restore
	Reinforce	Maintain	Conserve	Protect Reinforce
	Preserve	Reduce (the adverse impact)	Minimise (the adverse impact)	Avoid (the adverse impact)
	Decide	Recognise Balance		
	Plan	Prepare (a specific type of plan) Plan/design Use (a specific technique or approach)		

Particular provisions

Particular provisions relevant to the policy matter have been listed to aid the decision maker.

Guidelines for decision makers

These include:

1. Relevant matters to be considered
2. Information to be supplied with permit applications
3. Standards that should be met in planning decisions.

Documents to be considered as relevant hold weight in decision making, at the discretion of the decision maker.

Strategic planning guidelines

The strategic planning guidelines are intended to indicate desirable further strategic work within a framework of continuous improvement.

List of strategic planning guideline verbs	a)	Monitor, consider
	b)	Review
	c)	Plan, Prepare (a specific type of plan), Identify
	d)	Use

Background documents

These are reference documents that provide background information to assist in understanding the context within which objectives, strategies and guidelines have been framed.

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03 THE PLANNING VISION

03.01 A VISION FOR VICTORIA

03.01-S-01 A vision for Victoria

State Policy

VC## dd/mm/yyyy

Victoria will continue to grow and deliver choice and opportunity across the state and within metropolitan Melbourne. Regional Victoria will host a greater share of Victoria's growth, building on regional competitive advantages while maintaining environmental values and managing environmental risks. [\[New\]](#)

Regional cities and state significant employment and activity areas in Metropolitan Melbourne serviced by well-defined transport networks will drive prosperity. [\[New\]](#)

The central city of Melbourne will continue to grow as the core of a vibrant global city. [\[New\]](#)

Areas will be identified for urban renewal, and local planning will respond to changing local economic circumstances to maintain opportunities for investment and employment. [\[New\]](#)

The unique characteristics of neighbourhoods will be emphasised and growth targeted to defined areas to meet local housing needs, support healthy local communities, foster social and economic inclusion and create 20-minute neighbourhoods that offer good access to a range of services and facilities in walking or cycling distance. [\[New\]](#)

Careful attention to good design and heritage will deliver quality buildings, landscapes, public spaces and open space networks. [\[New\]](#)

Objectives and strategies

Objective 1 To maximise the potential of Victoria. [\[PM\]](#)

Strategy 1.1 Create a State of cities to deliver choice, opportunity and global competitiveness. [\[PM\]](#)

Strategy 1.2 Support an increased share of Victoria's population growth in regional Victoria. [\[6.2, New\]](#)

Strategy 1.3 Improve the use of existing and proposed state infrastructure. [\[7.3.1\]](#)

Strategy 1.4 Improve Victoria's competitive advantages. [\[11.05-4p14\]](#)

Strategy 1.5 Support development consistent with Victoria's Settlement Framework Plan. [\[New\]](#)

03.01-S-02 A State of Cities

State Policy

VC## dd/mm/yyyy

Plan Melbourne and eight Regional Growth Plans have been prepared to provide land use strategies to show how population growth will be planned and accommodated. Plan Melbourne is set within a 50 year time horizon and the Regional Growth Plans are set within a 20–30 year time horizon and set out how each region of the state can accommodate a greater share of the state's growth [\[New\]](#)

Objectives and strategies

Objective 1 To develop Melbourne as a global city of opportunity and choice.

Strategy 1.1 Protect the suburbs.

Strategy 1.2 Facilitate development in defined areas close to services and infrastructure.

Strategy 1.3 Plan to rebalance growth between Melbourne and regional Victoria.

Strategy 1.4 Support an investment and infrastructure pipeline. [\[PM pg 2\]](#)

Objective 2 To develop regional cities to provide a high level of service to regional Victoria.

Strategy 2.1 Facilitate urban growth in the regional cities. [\[11.05-1p3\]](#)

03.01-S-03

Victoria's Settlement Framework
State Policy

VC## dd/mm/yyyy



03.01-gnut-01 Gumnut

Local policy: Gumnut

C## dd/mm/yyyy

Local policy tailored for each municipality can be inserted here if required

03.02 PLANNING FOR GROWTH

03.02-S-01 Supply of land and infrastructure provision

State Policy

VC## dd/mm/yyyy

Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, mixed use, recreation and open space, commercial, health and community uses. In achieving this, planning should reinforce the principal transport network and reflect the importance of the availability of existing infrastructure and identify infrastructure requirements. Effective planning will seek to maintain the cost competitiveness of land and buildings and maximise the benefits of infrastructure investment. [11p1]

Planning should ensure that the effects of incremental growth and change are managed to achieve goals or objectives for an area over the long term. [New]

Objectives and strategies

Objective 1 To avoid the urban development of Melbourne outside the permanent metropolitan urban boundary [11.04-5p8 split] [6.1]

Strategy 1.1 Use a permanent urban development boundary around Melbourne. [6.1].

Objective 2 To ensure a sufficient supply of land and development opportunities is available across Victoria to:

- meet needs for residential, commercial, retail, mixed use, industrial, recreational, institutional and other community uses, [11.02-1p1]
- minimise increases in land values,
- make best use of existing infrastructure.

Strategy 2.1 Recognise the importance of existing infrastructure as a driver of spatial planning decisions. [PM]

Strategy 2.2 Provide clear direction on locations where growth should occur. [11.02-1p4 part]

Strategy 2.3 Facilitate the efficient use of land. [New]

Strategy 2.4 Provide sufficient land and development opportunities to meet forecast demand. [11.02-1p3]

Strategy 2.5 Require the timely development of land or action on development approval.

Strategy 2.6 Support the temporary use of land and buildings. [New]

Strategy 2.7 Protect uses and infrastructure with off-site effects from the encroachment of sensitive uses. [Update]

Strategy 2.8 Plan for growth in a balanced, consistent and collaborative way. [RGP]

Objective 3 To integrate development with infrastructure delivery and transport network planning. [New]

Strategy 3.1 Plan to meet projected growth in demand for transport and infrastructure services. [New]

Strategy 3.2 Plan the location of development that generates intensity of movement to support effective public transport services and reinforce the function of the principal public transport, cycling and walking networks. [Update]

Strategy 3.3 Provide infrastructure to support sustainable urban development. [11.02-1p2]

Strategy 3.4 Facilitate development that supports efficient delivery of transport services and reinforces the principal and local transport networks. [New]

Strategy 3.5 Avoid development that cannot be adequately serviced. [New]

- Strategy 3.6 Avoid compromising the cost-efficient delivery or improvement of transport services, network improvements or infrastructure delivery. [\[New\]](#)
- Strategy 3.7 Maintain options for the delivery of identified transport network improvements or infrastructure services. [\[New\]](#)
- Strategy 3.8 Plan development to anticipate potential access improvements and amenity impacts from proposed transport services. [\[New\]](#)

Strategic planning guidelines

Strategic planning should:

1. Monitor development trends and land supply and demand for housing retail, commercial, industry, community uses and open space. [\[11.02-1p10\]](#)
2. Use Victorian Government demographic profiles, population projections and land supply estimates. [\[11.02-1p14\]](#)
3. Plan to accommodate projected population and employment growth over at least a 15 year period. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis. [\[11.02-1p4 part\]](#)
4. Consider plausible alternative growth scenarios where the regions begin to capture a greater share of Victoria's overall population growth. [\[PM pg 134\]](#) [\[DTF\]](#)
5. Use the most appropriate zones to support areas designated for significant change. [\[2.2.3.2\]](#)
6. Consider opportunities for the consolidation, redevelopment and intensification of existing urban areas when planning for urban growth. [\[11.02-1p5, 11.02-1p6\]](#)
7. Identify uses and infrastructure with off-site effects that sensitive uses require separation from. [\[Update\]](#)
8. Identify regional city growth corridors connecting to Melbourne consistent with Regional Growth Plans. [\[PM145\]](#)
9. Use inclusive engagement processes to create a balanced, transparent and consistent approach to planning and growth. [\[RGP\]](#)

03.02-S-02

Development sequence

State Policy

VC## dd/mm/yyyy

Objectives and strategies

Objective 1 To manage the sequence of development so that services are available from early in the life of new communities. [\[11.02-4p1\]](#)

- Strategy 1.1 Facilitate land release in a timely fashion to support coordinated and cost-efficient provision of local and regional infrastructure. [\[11.02-4p3\]](#)
- Strategy 1.2 Improve the alignment between development sequencing and the timely funding and delivery of essential local infrastructure identified in development contributions plans. [\[7.2.2.1, 11.02-4p5\]](#)
- Strategy 1.3 Support opportunities to co-locate facilities. [\[11.02-4p6\]](#)
- Strategy 1.4 Provide timely local community infrastructure using:
- a) infrastructure sequencing plans,
 - b) development contribution expenditure,
 - c) local government-funded works,
 - d) works-in-kind delivery of infrastructure. [\[7.2.2.2\]](#)
- Strategy 1.5 Recognise the importance of water supply, sewerage and drainage works in early planning for new developments. [\[11.02-4p7\]](#)

03.02-S-03

Infrastructure levies

State Policy

VC## dd/mm/yyyy

Development contributions help pay for infrastructure in new and growing communities. The preferred framework for a new local development contributions system is based on standard levies. The levies will be tailored to align with different development settings in metropolitan

and non-metropolitan areas for residential, retail, commercial and industrial development. Certain levies will be able to be varied, depending on specific circumstances. [Update]

The Growth Areas Infrastructure Contribution (GAIC) applies to growth areas around Melbourne to provide essential community infrastructure and to support development in Melbourne's newest suburbs. [Update]

Objectives and strategies

Objective 1 To facilitate the timely and cost effective provision of infrastructure to communities. [19.03-1p1]

Strategy 1.1 Require new development to contribute to the provision of infrastructure such as open space, community facilities, regionally significant cultural and sporting facilities and transport networks. [11.02-4p4]

Strategy 1.2 Support development bonuses for the delivery of public infrastructure. [2.2.1.2]

Strategic planning guidelines

Strategic planning should:

1. Prepare Development Contributions Plans, under the *Planning and Environment Act 1987*. [19.03-1p2]
2. Use the development contributions system to provide certainty in the provision of local open space in growth areas. [4.5.2.2]

03.02-gnut-01 Gumnut

Local policy: Gumnut

C## dd/mm/yyyy

Local policy tailored for each municipality can be inserted here if required

03.03 PLANNING FOR REGIONS

03.03-S-01 Planning for regions

State Policy

VC## dd/mm/yyyy

Regional Victoria has been divided into eight regional areas for the purposes of growth planning. These are:

1. Central Highlands
2. G21 – the Geelong Region
3. Gippsland
4. Great South Coast
5. Hume
6. Loddon Mallee North
7. Loddon Mallee South
8. Wimmera Southern Mallee

Objectives and strategies

Objective 1 To grow and develop regional Victoria. [New]

Strategy 1.1 Facilitate the sustainable growth and development of regional Victoria. [RGPs]

Strategy 1.2 Facilitate investment in regional Victoria that responds to the potential impacts of climate change. [RGPs]

03.03-RV-01

Planning for regions

Regional Policy: Regional Victoria

VC## dd/mm/yyyy

Objective 1 To grow and develop regional Victoria. [New]

- Strategy 1.1 Facilitate the sustainable growth and development of regional Victoria as identified in the relevant Regional Growth Framework Plan included in a regional policy section in this Clause. Table 3.03-1 explains the elements in the Regional Growth Framework Plans. [RGP]
- Strategy 1.2 Recognise and plan for variable rates of growth and population change expected across the region. [RGP]

Objective 2 To promote liveable regional settlements and healthy communities. [11.05-4p33]

- Strategy 2.1 Support the growth and development of distinctive and diverse regional settlements. [11.05-4p26]
- Strategy 2.2 Avoid inappropriately dispersed urban activities in rural areas. [11.05-3p2]
- Strategy 2.3 Require the restructure of old and inappropriate subdivisions to:
- maximise agricultural and rural efficiencies, [11.05-3p7]
 - improve development standards, or [Update]
 - reduce development impacts on coastal environments. [11.05-5p8]
- Strategy 2.4 Avoid urban sprawl and direct growth into existing settlements, promoting and capitalising on opportunities for urban renewal and redevelopment. [11.05-4p29]
- Strategy 2.5 Protect the potential of land that may be required for future urban expansion. [11.05-4p30]
- Strategy 2.6 Reinforce the function of the principal transport networks. [Update]
- Strategy 2.7 Improve open space networks within and between settlements. [11.05-4p31]
- Strategy 2.8 Protect and improve native habitat. [15.01-3p13]
- Strategy 2.9 Support innovative ways to maintain equitable service delivery to settlements that have limited or no capacity for further growth, or that experience population decline. [11.05-4p37]
- Strategy 2.10 Support resilience of small towns by building on local opportunities. [RGP]
- Strategy 2.11 Create communities that offer local jobs and services. [RGP]
- Strategy 2.12 Plan for new growth areas in accordance with the location of existing and proposed infrastructure. [RGP]

Objective 3 To create unique and connected communities. [RGP]

- Strategy 3.1 Support key district towns across the region providing services to surrounding areas. [RGP]
- Strategy 3.2 Provide for settlement breaks between towns to maintain their unique identities. [RGP]
- Strategy 3.3 Improve transport connections within and outside the region to enable communities to connect more effectively. [RGP]
- Strategy 3.4 Improve links to other centres and regions. [RGP]
- Strategy 3.5 Support shared facilities and improved transport access between closely linked settlements. [RGP]

Objective 4 To protect critical agricultural land, energy and earth resources required to support a growing population. [RGP]

- Strategy 4.1 Support a productive, robust and self sustaining region by harnessing existing energy and natural resources. [RGP]
- Strategy 4.2 Protect and improve farming and natural assets. [RGP]
- Strategy 4.3 Support development in existing township areas and direct growth to towns which provide rural services. [RGP]

Objective 5 To allow communities to live, work and participate locally. [RGP]

- Strategy 5.1 Support industries that utilise skills within the region. [RGP]
- Strategy 5.2 Support increased employment diversity. [RGP]

Strategy 5.3 Support key district towns providing key services to surrounding areas. [\[RGP\]](#)

Objective 6 To strengthen regional economies, increasing diversity and resilience. [\[RGP\]](#)

Strategy 6.1 Support greater economic self-sufficiency for the region. [\[RGP\]](#)

Strategy 6.2 Facilitate economic development opportunities based on the emerging and existing strengths of the region. [\[RGP\]](#)

Strategy 6.3 Support growth through the development of employment opportunities in towns identified for population growth. [\[RGP\]](#)

Strategy 6.4 Support growth through the development of employment opportunities in towns identified for population growth. [\[RGP\]](#)

Strategy 6.5 Create vibrant and prosperous town centres that provide commercial and service activities that respond to changing population and market conditions. [\[RGP\]](#)

Strategy 6.6 Support diverse employment opportunities, including growth in healthcare, retail and professional and technical services. [\[RGP\]](#)

Strategy 6.7 Support the development of industry sectors with strong prospects for increased employment, particularly knowledge industries, tourism, agricultural land resources, economic, social and natural assets professional services and industries focussed on growing Asian and other international markets. [\[RGP\]](#)

Objective 7 To build the regional economies. [\[RGP\]](#)

Strategy 7.1 Maintain a region’s traditional strengths through new investment, innovation and value-adding. [\[RGP\]](#)

Strategy 7.2 Provide sufficient land, employment land, infrastructure, skills and education facilities to respond to growth and support changes in a region’s economy. [\[RGP\]](#)

Objective 8 To strengthen regional economies through increased industry diversification, innovation and development. [\[RGP\]](#)

Strategy 8.1 Support higher value-add and diversification of the economy and opportunities for investment in infrastructure, innovation and research. [\[RGP\]](#)

Guidelines for decision makers

Guidelines:

1. New low density rural residential development should not compromise future development at higher densities. [\[11.02-1p12\]](#)

Strategic planning guidelines

Strategic planning should:

1. Identify local transport networks that reinforce the principal transport networks. [\[Update\]](#)
2. Identify a clear settlement boundary around coastal settlements. [\[11.05-5p4\]](#)

TABLE1: REGIONAL GROWTH PLAN ELEMENTS [\[NEW\]](#)

LOCATION	DEFINITION
Regional city	A city with the highest level of population, usually higher than 20,000, and employment outside metropolitan Melbourne. Regional cities include urban areas that encompass a variety of residential opportunities and housing densities, with a Central Business District and smaller activity centres serving suburbs. They provide the highest level of goods and services in regional Victoria with at least one major retailing centre and may include the head offices of major regionally based firms, major retail firms, universities, regional hospitals and headquarters for policing and fire services. Regional cities provide strong arts and cultural precincts, act as freight and logistics hubs, and provide all major utility services, often through large systems. [RGP]

LOCATION	DEFINITION
Regional centre	A town that has a large, diverse population, generally between 8,000 and 20,000, and a significant employment base. Regional centres have access to a good range of health services (including hospitals), all forms of education facilities, has well defined commercial and industrial precincts, provides a wide range of arts and cultural facilities, and all major utility services. Depending on the location, regional centres may act as freight and logistics hubs. [RGP]
Town	Has a moderately diverse population and housing base with retailing, moderate employment and good access to services, including some higher order serves such as medical / hospital services and a variety of education facilities. Towns have access to all utility services, with some larger towns having access to reticulated gas. Towns provide an important subregional goods and services role, serving small town and rural and coastal district needs. For those towns located closer to Melbourne, their role may be more associated with lifestyle commuting or retirement living. Towns may have strong employment relationships with higher order settlements nearby. [RGP]
Small Town	Has a low population level and access to services such as a small primary school and general store with postal facilities, connection to reticulated water and, in tourist areas, a low level of visitor accommodation. [RGP]
Rural Settlement	Characterised by small rural dispersed population with some small concentrations of housing and minimal services, for example, sole general store and primary school, reliant on adjoining towns for a full range of services. [RGP]
Settlement break	Areas between settlements which play important roles in water supply, agriculture and long term food security; accommodating recreational pursuits; economic activities including tourism, airfields, stone and mineral resource extraction and opportunities for alternative energy sources and carbon farming; accommodating landscape and geological features and natural resources; framing settlements and creating the distinctive character and settings valued by the community. [RGP]
Rural areas	Includes areas outside urban areas. They can be farming and non-farming land uses, such as rural, residential, extractive industry and open space. [RGP]
Tourism assets	Significant tourism places, hubs or precincts, including strategic tourism investment areas. [RGP]
Productive agricultural areas	Consistent with rural land use strategies, including opportunities for broadacre cropping and livestock, intensive livestock and horticulture, irrigated agriculture, forestry and emerging agricultural activities. [RGP]
Freight and logistics precincts	Places where large volumes of freight are received, stored and dispatched. These precincts may support port, airport or rail and road intermodal terminals, and may include manufacturing activity, warehouses and distribution centres within the broader precinct of complementary freight and freight related activities. [RGP]
Irrigation district	Area of land irrigated for the purpose of supporting horticulture and dairy production [RGP]

LOCATION	DEFINITION
Inter-regional connections	Important transport linkages between regional cities, regional centres, towns and places external to the region that may also function as growth corridors. Includes road, rail, air and sea networks. [RGP] These are also referred too on regional maps as 'key relationships', 'strategically driven growth', improved regional connections' and 'networks supporting movement and access'
Primary growth corridor	Supports higher economic and population growth within the corridor by capitalising and building on existing connections, strengths and infrastructure. Population growth is directed to existing towns, utilises existing residential land supply and enhances connections, services and infrastructure. Supports increased prosperity and a diverse economy thorough the provision of employment land, industry, education, innovation and productivity. [RGP]

03.03-R01-01 Planning for Central Highlands

Regional Policy: Central Highlands

VC## dd/mm/yyyy

This policy is based on the Advisory Committee's interpretation of the draft Regional Growth Plan and may need to be reviewed before the PPF is finalised.

Objectives and strategies

Objective 1 To plan for population growth in sustainable locations throughout the region. [RGP Part D]

- Strategy 1.1 Strategy 1.1 Support Ballarat as the main centre for regional growth, services and employment with major growth focussed to the west. [RGP Map]
- Strategy 1.2 Maintain Ballarat's CBD as the primary focus for commercial, retail and service activity in the city and region. [RGP Part C]
- Strategy 1.3 Support urban consolidation, particularly in Ballarat's CBD. [RGP Part C]
- Strategy 1.4 Support the development of Ararat and Bacchus Marsh as the key service centre for each end of the region. [RGP Map]
- Strategy 1.5 Provide local and sub-regional services at Avoca, Ballan, Beaufort, Clunes, Creswick, Daylesford and Smythesdale to support ongoing growth. [RGP Map]
- Strategy 1.6 Minimise the outward growth of Daylesford to protect environmental assets and avoid natural hazards. [RGP Map]

Objective 2 To strengthen the region's economy, increasing diversity and resilience. [RGP Part D]

- Strategy 2.1 Support the growth of key regional employment assets including the Ballarat University/Technology Park, Ballarat Central Business District and Ballarat West Employment Zone. [RGP Map]

Objective 3 To capitalise on the region's close links with other regions and cities. [RGP Part D]

- Strategy 3.1 Support ongoing improvements to transport infrastructure to enhance access to Ballarat and other major centres. [RGP Map and Part C]

Objective 4 To create sustainable and vibrant communities supported by enhanced access to key services. [RGP Part D]

- Strategy 4.1 Plan for growth by directing it to well serviced settlements with good access to Melbourne or Ballarat, particularly Bacchus Marsh, Ballan, Creswick, Clunes, Beaufort and Smythesdale. [RGP Map]

Objective 5 To integrate planning for growth with the provision of infrastructure. [RGP Part D]

Strategy 5.1 Support infrastructure investment where it will support business investment, including Stage 1 of the Ballarat Western Link Road which will improve access to the Ballarat West Employment Zone. [RGP Part C]

Objective 6 To recognise the importance of cultural heritage and landscapes as economic and community assets. [RGP Part D]

Strategy 6.1 Maintain a clear settlement break between metropolitan Melbourne and the Central Highlands. [RGP Map]

Strategic planning guidelines

Strategic planning should:

1. Identify land for primary production and agriculture, including intensive agriculture. Land should allow for flexibility in terms of the types of rural activities that can occur and support the ongoing viability of agriculture. [RGP Part C]
2. Identify clear urban boundaries and maintain distinctive breaks and open rural landscapes between settlements. [RGP Part C]
3. Identify and protect buffer areas for industry from the encroachment of sensitive uses. [RGP Part C]
4. Identify tourism precincts and regionally important locations for tourism and infrastructure required to support tourism opportunities. [RGP Part C]
5. Monitor residential, industrial and commercial land supply to ensure early identification of the need for additional supply, and provide sufficient land to satisfy forecast population and employment growth. [RGP Part C]
6. Prepare plans that direct growth to areas where it will make the most efficient use of existing infrastructure and identify requirements for the expansion of existing facilities or the development of new infrastructure. [RGP Part C]
7. Prepare development contributions plans to fund infrastructure to support growth. [RGP Part C]

Background documents

Central Highlands Regional Growth Plan (December 2013)

03.03-R01-02 Central Highlands Regional Growth Framework

Regional Policy: Central Highlands

VC## dd/mm/yyyy

Regional Growth Plan map to be inserted here.

03.03-R02-01 Planning for G21 – Geelong Region Alliance

Regional Policy: G21 – Geelong Region Alliance

VC## dd/mm/yyyy

This policy is based on the Advisory Committee's interpretation of the draft Regional Growth Plan and may need to be reviewed before the PPF is finalised.

Objectives and strategies

Objective 1 To optimise infrastructure and consolidate growth. [RGP Principle p.20]

- Strategy 1.1 Maximise capacity and leverage of existing infrastructure and services, particularly close to central retail and transport nodes. [RGP Principle p.20]
- Strategy 1.2 Support the role of Geelong as the regional city and Victoria's second city. [RGP Appendix A p.46]
- Strategy 1.3 Support the growth of Bannockburn, Colac, Drysdale/Clifton Springs, Lara, Leopold, Ocean Grove and Torquay/Jan Juc as district towns by building on existing and planned infrastructure and focussing growth along key road and rail networks. [RGP Table p. 34]
- Strategy 1.4 Plan for Colac and Winchelsea as new targeted growth nodes. [RGP Map p.27]
- Strategy 1.5 Support the proposed national freight and logistics employment hub and recognise greater connection to the Werribee growth corridor and Melbourne. [RGP Table p. 34]
- Strategy 1.6 Provide for long term growth options that build on existing infrastructure, including two further investigation areas north and west of Geelong. [RGP Table p. 34 and Map p.27]

Objective 2 To build and support diversity, knowledge and innovation. [RGP Principle p.20]

- Strategy 2.1 Create a resilient and robust region that seeks, and is open to, new opportunities and lifelong learning. [RGP Principle p.20]
- Strategy 2.2 Support growth of education and research hubs at Waurn Ponds and Central Geelong with Deakin, CSIRO, The Gordon and Barwon Health. [RGP Table p. 34]

Objective 3 To create unique and connected communities. [RGP Principle p.20]

- Strategy 3.1 Maintain a significant settlement break between the region and Melbourne. [RGP Table p.34]

Objective 4 To secure food, water and energy resources. [RGP Principle p.20]

- Strategy 4.1 Support new opportunities in farming, fisheries and energy in a changing climate. [RGP Principle p.20]

Objective 5 To allow communities to live, work and participate locally. [RGP Principle p.20]

- Strategy 5.1 Facilitate infill development in Central Geelong and West Fyans and around activity areas within urban Geelong and district towns. [RGP Table p.35]

Objective 6 To build the region's economy. [RGP Principle p.21]

- Strategy 6.1 Recognise and develop a national freight and logistics hub to the north of Geelong, connecting Avalon Airport, Geelong Port and the Geelong Ring Road Employment Precinct. [RGP Table p.35 and Appendix A]
- Strategy 6.2 Facilitate growth in a range of employment sectors, including health, education and research. [RGP Table p.35]
- Strategy 6.3 Facilitate revitalising and strengthening Central Geelong as a regional city. [RGP Table p.35]

Objective 7 To provide a range of accessible transport choices. [RGP Principle p.21]

- Strategy 7.1 Support improved transit and access within Geelong and the wider region. [RGP Table p.35]

Strategic planning guidelines

Strategic planning should:

1. Identify the need for diversity and growth in employment, including health, education, freight and logistics. [\[RGP Table p.34\]](#)
2. Prepare plans for the expansion of industrial employment areas at Colac and Winchelsea. [\[RGP Map p.27\]](#)
3. Review open space and environmental management strategies. [\[RGP Appendix B\]](#)
4. Review and identify how transport networks and services, including pedestrian and cycling networks, can be improved across the region. [\[RGP Appendix B\]](#)
5. Prepare, review and implement structure plans for the regional city, the seven district towns and Winchelsea consistent with directions of the G21 Regional Growth Plan. [\[RGP Appendix B\]](#)
6. Identify infrastructure planning necessary to support a national transport and logistics precinct focussed on developing the role of Avalon Airport, Geelong Port and the Geelong Ring Road Employment Precinct as key national and regional economic assets. [\[RGP Appendix B\]](#)
7. Prepare urban design frameworks for Ocean Grove and Drysdale/Clifton Springs town centres. [\[RGP Appendix B\]](#)
8. Prepare master plans for small towns, including Beeac, Alvie and Cororooke, consistent with growth potential identified in the Colac Otway Rural Living Strategy (December 2011). [\[RGP Appendix B\]](#)
9. Review the growth potential of Beech Forest, Forrest and Gellibrand considering effluent management and bushfire risk. [\[RGP Appendix B\]](#)
10. Prepare an outline development plan for Messmate Road growth area in Torquay. [\[RGP Appendix B\]](#)
11. Review options for redevelopment of the Surf City precinct. [\[RGP Appendix B\]](#)

Background documents

G21 Regional Growth Plan (April 2013)

03.03-R02-02 G21 – Geelong Regional Alliance Regional Growth Framework

Regional Policy: G21 – Geelong Region Alliance

VC## dd/mm/yyyy

Regional Growth Plan map to be inserted here.

03.03-R03-01 Planning for Gippsland

Regional Policy: Gippsland

VC## dd/mm/yyyy

This policy is based on the Advisory Committee's interpretation of the draft Regional Growth Plan and may need to be reviewed before the PPF is finalised.

Objectives and strategies

Objective 1 To strengthen economic resilience. [RGP Part D]

- Strategy 1.1 Reinforce the region's traditional strengths through new investment, innovation and value-adding. [RGP Part D]
- Strategy 1.2 Support diverse employment opportunities, including growth in healthcare, retail and professional and technical services. [RGP Map]
- Strategy 1.3 Support the development of industry sectors with strong prospects for increased employment, particularly knowledge industries, tourism, professional services and industries focussed on growing Asian and other international markets. [RGP Part D and Part C]
- Strategy 1.4 Avoid loss of areas of strategic significance (agriculture and forestry). [RGP Part D]
- Strategy 1.5 Support production and processing facilities that add value to local agricultural, forestry and fisheries products. [RGP Part D]
- Strategy 1.6 Protect productive land and irrigation assets, including the Macalister Irrigation District, that help grow the state as an important food bowl for Australia and Asia. [RGP Part D and Map]
- Strategy 1.7 Support development of coal-to-products industries such as diesel, fertiliser and gas, for both domestic and export markets. [RGP Part D and Part C]
- Strategy 1.8 Facilitate and manage access to earth resources where appropriate, including sand and stone, minerals and renewable energy potential. [RGP Part D]
- Strategy 1.9 Support continuing production from the region's oil and gas fields. [RGP Part D]
- Strategy 1.10 Support development of the region's research and development capacity in places with an established presence including Churchill and Ellinbank. [RGP Part D and Part C]
- Strategy 1.11 Facilitate opportunities within aviation-related industries. [RGP Part C]
- Strategy 1.12 Improve Gippsland's capacity in advanced manufacturing and engineering with particular reference to Latrobe Valley industries. [RGP Part C]
- Strategy 1.13 Support Gippsland's fishing industry by maintaining ports and enabling development of fishing operations at Lakes Entrance, Mallacoota, Port Welshpool, San Remo, Port Franklin and Port Albert. [RGP Part C]

Objective 2 To promote a healthy environment. [RGP]

- Strategy 2.1 Reinforce Gippsland's environmental and heritage assets, and minimise the region's exposure to natural hazards and risks. [RGP]
- Strategy 2.2 Protect significant inland and coastal landscapes, and cultural heritage assets, and reduce the impact of urban growth on high value coastal and waterway assets at Gippsland Lakes, Corner Inlet, Anderson Inlet, Mallacoota Inlet and their source rivers. [RGP Part D and Part C]

Objective 3 To develop sustainable communities. [RGP]

- Strategy 3.1 Support a settlement framework comprising major urban centres offering residents convenient access to jobs, services, infrastructure, and community facilities. [RGP]

Strategy 3.2 Support urban growth in Latrobe City as Gippsland's regional city, at Bairnsdale, Leongatha, Sale, Warragul/Drouin and Wonthaggi as regional centres, and the sub-regional networks of towns. [\[RGP Part D\]](#)

Strategy 3.3 Plan for increased demand on services and infrastructure in towns with high holiday home ownership. [\[RGP Part D\]](#)

Strategy 3.4 Support streetscape and redevelopment initiatives in commercial centres that will be subject to significant growth (Traralgon, Morwell Mid Valley, Warragul, Wonthaggi, Leongatha, Sale and Bairnsdale) to improve their attractiveness and usability. [\[RGP Part C\]](#)

Strategy 3.5 Facilitate the release of additional industrial zoned land in Warragul, Leongatha, Sale, Lakes Entrance, Paynesville and Mallacoota. [\[RGP Part C\]](#)

Objective 4 To deliver timely and accessible infrastructure that meets regional needs for transport, utilities and community facilities. [\[RGP\]](#)

Strategy 4.1 Support improvements to the road, rail and public transport networks within and beyond Gippsland as population and economic growth increases to improve access to services and employment. [\[RGP Part D\]](#)

Strategy 4.2 Plan for improved rail and road connections to the Port of Hastings and other freight and logistic precincts. [\[RGP Part D\]](#)

Strategy 4.3 Support development of freight and logistics precincts at Morwell and Bairnsdale and improve key transport links. [\[RGP Part D\]](#)

Strategy 4.4 Facilitate efficient and reliable access to markets, including to ports, airports and interstate road networks, to support future agricultural, industrial and natural resource-based export opportunities. [\[RGP Map\]](#)

Guidelines for decision makers

Guidelines:

1. Proposals for non-agricultural or non-forestry uses in areas of strategic significance (agriculture and forestry) should be critically assessed and informed by expert agribusiness advice. [\[RGP Part D\]](#)
2. Tourism development should be located within an existing urban settlement in identified strategic tourism investment areas, except where proposals:
 - (a) support nature-based tourism or are farm-based
 - (b) do not include a permanent residential component
 - (c) avoid or manage natural hazards
 - (d) are likely to be of regional significance
 - (e) are high quality and significantly add value to the tourism experience of the area, or
 - (f) do not detract from the environmental or landscape values of the area in which they are located. [\[RGP Part C\]](#)

Strategic planning guidelines

Strategic planning should:

1. Prepare a new Gippsland Coalfields Planning and Investment Framework. [\[RGP Part D\]](#)
2. Monitor, assess and act on potential impacts of climate change. [\[RGP Part D\]](#)
3. Prepare land use strategies and structure plans to accommodate growth over the next 20 to 30 years. [\[RGP Part D\]](#)
4. Prepare a strategic energy plan that identifies and protects the region's established and emerging energy resources. [\[RGP Part C\]](#)
5. Prepare integrated infrastructure and services plans for sub-regional networks. [\[RGP Part D\]](#)
6. Prepare strategic infrastructure plans to provide utility servicing infrastructure to growth areas, linked to development contribution plans. [\[RGP Part D\]](#)
7. Prepare housing strategies that identify opportunities to achieve diverse and affordable housing. [\[RGP Part D\]](#)
8. Prepare a strategy for the long-term growth of Latrobe City as a single urban system. [\[RGP Part D\]](#)

9. Prepare a 20-year tourism strategy for Phillip Island, which emphasises high quality and sophisticated experiences, nature-based tourism investment, and includes an environmental capacity statement for the island. [\[RGP Part C\]](#)
10. Prepare a sustainable development plan for the Gippsland Lakes and foreshore. [\[RGP Part C\]](#)
11. Review the Regional Sand Extraction Strategy – Lang Lang to Grantville 1996 and associated planning scheme provisions. [\[RGP Part C\]](#)

Background documents

Gippsland Regional Growth Plan (December 2013)

03.03-R03-02 Gippsland Regional Growth Framework

Regional Policy: Gippsland

VC## dd/mm/yyyy

Regional Growth Plan map to be inserted here.

03.03-R04-01 Planning for Great South Coast

Regional Policy: Great South Coast

VC## dd/mm/yyyy

This policy is based on the Advisory Committee's interpretation of the draft Regional Growth Plan and may need to be reviewed before the PPF is finalised.

Objectives and strategies

Objective 1 To strengthen the region's economy through increased industry diversification, innovation and development [RGP Part D]

- Strategy 1.1 Support agriculture as a primary source of economic prosperity and increase the region's contribution to the nation's food production. [RGP Part D]
- Strategy 1.2 Support growth and economic opportunities throughout the region, especially along the north-south and east-west corridors. [RGP Part D]
- Strategy 1.3 Support higher economic and population growth along the east-west primary growth corridor by capitalising and building on existing connections, strengths and infrastructure. [RGP Map]
- Strategy 1.4 Support rural production and associated economic development opportunities including rural industry, rural sales, accommodation and tourism. [RGP Part C]
- Strategy 1.5 Plan for and sustainably manage the cumulative impacts of alternative energy development. [RGP Part C]

Objective 2 To enhance liveability through improved health, education and standards of living. [RGP Part D]

- Strategy 2.1 Facilitate the development and expansion of the medical, railway station and education precincts at Warrnambool. [RGP Part C]

Objective 3 To build on the network of towns and the roles played by them. [RGP Part D]

- Strategy 3.1 Plan for a network of settlements based around Warrnambool, Hamilton, Portland and district towns drawing on proximity to services, affordable living and a variety of lifestyle opportunities. [RGP Part C]
- Strategy 3.2 Support the role of Warrnambool as the key population and employment centre for the region with key links to Geelong and Melbourne and facilitate major development in designated growth areas. [RGP Map]
- Strategy 3.3 Support Hamilton to service the region's north-west and surrounding areas with expanded research and development, processing and logistics businesses. [RGP Map]
- Strategy 3.4 Support Portland to service the region's south-west and for the Port of Portland to be a national and international gateway for exports. [RGP Map]
- Strategy 3.5 Support growth and redevelopment of the Hamilton, Portland and Warrnambool CBDs. [RGP Map]
- Strategy 3.6 Facilitate the district towns of Allansford, Camperdown, Casterton, Cobden, Coleraine, Dunkeld, Heywood, Koroit, Mortlake, Port Campbell, Port Fairy, Terang and Timboon to support local communities, industry and services. [RGP Map]

Objective 4 To sustainably manage natural, cultural and environmental assets. [RGP Part D]

- Strategy 4.1 Provide for the sustainable management of regionally significant tourism attractions such as the Great Ocean Road, Great Southern Touring Route, national parks, major inland waterways such as Lake Corangamite, key coastal assets including Discovery Bay, and cultural heritage sites. [RGP Part C]

Objective 5 To strengthen connections to other regions. [RGP Part D]

- Strategy 5.1 Support connections to adjacent regional cities and regional centres, including Mt Gambier, Horsham, Ballarat, Colac and Geelong. [RGP Map]
- Strategy 5.2 Improve road and rail connections between Warrnambool and Geelong and Melbourne to facilitate growth and support increased visitors to the region.

Objective 6 To ensure that the land and infrastructure needed to support growth is identified and appropriately planned. [RGP Part D]

- Strategy 6.1 Maintain and enhance key infrastructure, including the Port of Portland, and direct transport links from production, processing and markets. [RGP Part D]
- Strategy 6.2 Support the Port of Portland's expansion through appropriate land use planning and overlay controls. [RGP Part D]

Guidelines for decision makers

Guidelines:

1. Require the protection and proper maintenance of infrastructure and assets, including local roads, during the development and construction of energy projects. [RGP Part C]

Consider as appropriate when considering proposals within key transport corridors: [RGP Part C]

1. Great South Coast Transport Strategy 2013 [RGP Part C]
2. Green Triangle Freight transport. [RGP Part C]

Strategic planning guidelines

Strategic planning should:

1. Identify land surrounding key educational and health institutions to support co-location, clustering and collaboration with industry. [RGP Part D]
2. Undertake a full audit and assessment of existing marine infrastructure and assets and utilise existing studies, including the Western Boating Coastal Action Plan and the Victorian Coastal Strategy. [RGP Part C]
3. Develop and implement tourism strategies that identify attractions and opportunities for the region, including its environment and heritage assets and its large and small towns. [RGP Part C]
4. Identify strategically important agricultural and primary production land across the region and use land use planning mechanisms to sustainably manage its use for these purposes and protect it from encroachment from urban expansion, rural residential and other potentially incompatible uses. [RGP Part C]
5. Undertake research and develop a climate change adaptation plan to understand and model climate change impacts on agricultural areas and associated smaller settlements and settlement networks. [RGP Part C]
6. Monitor the supply of rural residential land to better understand the needs of various settlement networks and sub-regions. [RGP Part C]
7. Undertake coastal hazard assessments to determine the location and severity of existing and future erosion and inundation hazards, and the subsequent impacts on environmental and built assets. [RGP Part C]
8. Develop a housing strategy that addresses the impacts on housing affordability and accessibility as a result of the influx of key workers on major projects such as wind farms, mining and forestry developments. [RGP Part C]
9. Identify regional priorities and appropriate land for improved and future waste management and resource recovery infrastructure. [RGP Part C]

Background documents

Great South Coast Regional Growth Plan (December 2013)

03.03-R04-02 Great South Coast Regional Growth Framework

Regional Policy: Great South Coast

VC## dd/mm/yyyy

Regional Growth Plan map to be inserted here.

03.03-R05-01 Planning for Hume Region

Regional Policy: Hume Region

VC## dd/mm/yyyy

This policy is based on the Advisory Committee's interpretation of the draft Regional Growth Plan and may need to be reviewed before the PPF is finalised.

Objectives and strategies

Objective 1 To develop a more diverse regional economy while managing and enhancing key regional economic assets. [RGP Part D]

Strategy 1.1 Support opportunities for nature-based tourism throughout the region, including those arising from the restoration of the Winton Wetlands and other wetlands of national and regional value such as the Barmah Forest and the lower Ovens River. [RGP Part D]

Objective 2 To protect environmental and heritage assets, and maximise the regional benefit from them, while managing exposure to natural hazards and planning for the potential impacts of climate change. [RGP Part D]

Strategy 2.1 Protect the Murray River corridor as a key environmental (scenic, biodiversity, riverine), cultural and economic asset. [RGP Map]

Objective 3 To focus growth and development to maximise the strengths of existing settlements. [RGP Part D]

Strategy 3.1 Facilitate growth and development specifically in the regional cities of Shepparton, Wangaratta and Wodonga, and in Benalla. [RGP Part D]

Strategy 3.2 Facilitate and strengthen the economic role of Seymour, while supporting population growth. [RGP Part D]

Objective 4 To improve people and freight movements and plan strategically for future infrastructure needs. [RGP Part D]

Strategy 4.1 Support improved east-west transport links including those into Gippsland. [RGP Part D]

Strategy 4.2 Support the region's network of tracks and trails and activities that complement and extend their use. [RGP Part D]

Strategy 4.3 Facilitate coordinated development of areas identified for growth to ensure required land, infrastructure and services, including education and health services, are provided in a timely manner. [RGP Part D]

Guidelines for decision makers

Guidelines:

1. Consider the directions in the Hume Regional Rural Land Use Study (2012) when planning for land use in rural areas. [RGP Part D]
2. Consider the potential impact on the long-term agricultural productivity of the Hume Region when planning for the establishment of extractive industries. [RGP Part D]
3. Decisions relating to areas in or adjacent to public land should recognise the environmental and economic value of public land and seek to minimise risks to this asset. [RGP Part D]
4. Consider the risks related to wastewater, and the individual and cumulative implications of development on groundwater and surface water uses. [RGP Part D]
5. A precautionary approach will be adopted directing growth and development to areas of low flood hazard. Where development in flood hazard areas is unavoidable, suitable building and infrastructure controls should be implemented to protect life and property, while considering environmental assets. [RGP Part D]

6. Development should occur in sympathy with environmental and heritage assets and to occur in balance with natural hazards to enable protection of significant environment and heritage assets and appropriate risk mitigation. [\[RGP Part D\]](#)

Strategic planning guidelines

Strategic planning should:

1. Identify strategic directions for vegetation and clearing and enable permanent protection of native vegetation in new public reserves. [\[RGP Part D\]](#)
2. Plan for growth to consider the impacts of the Murray-Darling Basin Plan and irrigation modernisation, the influence of larger settlements outside the region such as Melbourne and Albury, as well as directions included in the draft Murray River Settlement Strategy. [\[RGP Part D\]](#)
3. Prepare a regional retail and commercial strategy considering factors such as the use of improved technology, online purchasing and the preferred design and location of commercial areas. [\[RGP Part E\]](#)
4. Undertake a regional study to identify future opportunities for the sustainable development of resource opportunities such as extractive industries and energy generation including renewable energy. [\[RGP Part E\]](#)
5. Undertake a detailed investigation of settlements for latent and undeveloped commercial and industrial capacity. [\[RGP Part E\]](#)
6. Identify existing rural land use and strategic agricultural land of local significance, based on a consistent methodology, for use by local government to inform local rural land use planning. [\[RGP Part E\]](#)
7. Plan for the establishment of strategic clusters of intensive rural industries, including intensive agricultural production, by identifying locations where these uses are encouraged from a regional perspective. [\[RGP Part E\]](#)
8. Prepare an integrated, regional cultural landscape study that identifies and documents cultural landscapes, integrates scenic preference and visual exposure, considers the economic value of landscapes and makes recommendations for the protection and management of these landscapes. [\[RGP Part E\]](#)
9. Prepare a strategic regional native vegetation offset plan to identify opportunities to utilise offset plantings to enhance vegetation corridor connectivity across the region and consider implementation mechanisms for such an approach. [\[RGP Part E\]](#)
10. Identify minimum setbacks to guide the use and development of land along major waterways and around key water bodies to protect buildings and works, to make allowance for natural variance in beds and banks and to protect important regional natural features. [\[RGP Part E\]](#)
11. Identify areas that are affected by salinity and incorporate this information into planning schemes. [\[RGP Part E\]](#)
12. Prepare a detailed framework plan for Seymour and surrounds to guide the development of this area as a sub-regional employment hub. [\[RGP Part E\]](#)
13. Prepare a regional accommodation strategy. [\[RGP Part E\]](#)
14. Identify opportunities to establish or improve publicly accessible, regional and sub-regional open space linkages. [\[RGP Part E\]](#)
15. Prepare a consistent set of regional criteria that build on statewide guidance to be used when undertaking local planning for rural residential uses. [\[RGP Part E\]](#)
16. Undertake a study to consider the potential economic benefits of improved road and rail passenger transport in the region. [\[RGP Part E\]](#)
17. Develop a model and guidelines for the provision of social infrastructure as part of a co-locational and integrated approach to the design, development and delivery of community facilities. [\[RGP Part E\]](#)
18. Prepare a regional infrastructure plan to identify and prioritise key social and physical infrastructure needed to support economic and population growth in the region. [\[RGP Part E\]](#)

Background documents

Hume Regional Growth Plan (December 2013)

03.03-R05-02 Hume Region Regional Growth Framework

Regional Policy: Hume Region

VC## dd/mm/yyyy

Regional Growth Plan map to be inserted here.

03.03-R06-01 Planning for Loddon Mallee North

Regional Policy: Loddon Mallee North

VC## dd/mm/yyyy

This policy is based on the Advisory Committee's interpretation of the draft Regional Growth Plan and may need to be reviewed before the PPF is finalised.

Objectives and strategies

Objective 1 To realise opportunities to strengthen and diversify the economy. [RGP Part D]

- Strategy 1.1 Support growth and adaptation of agriculture. [RGP Part D]
- Strategy 1.2 Support production and processing that adds value to local agricultural and other primary products. [RGP Part D]
- Strategy 1.3 Support investment in infrastructure, freight and logistics and increased availability of natural gas. [RGP Part D]
- Strategy 1.4 Support emerging and potential growth sectors such as nature-based tourism, mining and renewable energy generation and protect these activities from urban encroachment. [RGP Part D]

Objective 2 To support and manage rural landscapes. [RGP Part D]

- Strategy 2.1 Facilitate ongoing agricultural productivity and investment in high value agriculture. [RGP Part D]
- Strategy 2.2 Protect and maintain productive land and irrigation assets necessary to help grow the region as an important food bowl for domestic and international exports. [RGP Part D]

Objective 3 To manage the region's environmental and cultural heritage assets and minimise exposure to natural hazards. [RGP Part D]

- Strategy 3.1 Protect the region's environmental assets and values, particularly those associated with significant wetlands and the Murray River. [RGP Part C]

Objective 4 To protect and provide local sense of place. [RGP Part D]

- Strategy 4.1 Facilitate growth of Mildura as the regional city, through planned development incorporating the nearby settlements of Red Cliffs, Irymple and Merbein, and encourage urban consolidation, particularly in the Central Business District. [RGP Part C]
- Strategy 4.2 Avoid growth and development in Mildura that may compromise the future operation or potential for expansion of Mildura Airport. [RGP Part C]
- Strategy 4.3 Plan for and facilitate growth of Echuca and Swan Hill as regional centres and important tourism destinations while considering population change and settlement planning in New South Wales. [RGP Part C]
- Strategy 4.4 Support incremental expansion of Swan Hill and the provision of infrastructure to facilitate growth, including improvements to transport infrastructure to service regional industries. [RGP Part C]
- Strategy 4.5 Provide opportunities for economic growth in Ouyen by supporting infrastructure improvements for the expansion of mineral sands mining, agriculture, tourism and other economic diversification opportunities. [RGP Part C]
- Strategy 4.6 Plan strategically for the most appropriate locations for rural residential growth in the hinterland areas of Mildura, Swan Hill and Echuca. [RGP Part D]

Objective 5 To develop a living network of towns. [RGP Part D]

- Strategy 5.1 Support stronger relationships between the region and communities of interest in southern New South Wales, South Australia and adjoining Victorian regions. [RGP Part D]

Strategy 5.2 Support the role of rural settlements to act as commuter towns within the wider network and for neighbouring regions. [\[RGP Part C\]](#)

Objective 6 To retain, renew and build infrastructure to support growth and enable healthy and supportive communities. [\[RGP Part D\]](#)

Strategy 6.1 Support the supply of natural gas to Mildura and other centres and towns. [\[RGP Part D\]](#)

Guidelines for decision makers

Guidelines:

1. Planned development should consider access to water for emergency response and fire fighting. [\[RGP Part D\]](#)

Strategic planning guidelines

Strategic planning should:

1. Incorporate information on environmental and cultural heritage assets and natural hazards into planning schemes. [\[RGP Part D\]](#)
2. Undertake planning for areas under pressure for rural residential development to protect nearby environmental assets and values. [\[RGP Part D\]](#)
3. Identify regional, cross-border and inter-regional relationships and include measures to manage pressures, opportunities or constraints associated with these relationships and influences. [\[RGP Part D\]](#)
4. Plan for changing population needs, social infrastructure requirements and consider broader climate change impacts on communities. [\[RGP Part D\]](#)
5. Identify social infrastructure needs for the region and target facilities to particular settlements where needs are greatest or there is a strategic need. [\[RGP Part D\]](#)
6. Identify key regional priorities and land use requirements for improved utilities, energy and telecommunications infrastructure. [\[RGP Part D\]](#)
7. Review planning controls and guidance relating to separation distances for solid waste and resource recovery facilities. [\[RGP Part D\]](#)
8. Identify and set aside land to provide corridors for future strategic road and rail linkages. [\[RGP Part D\]](#)
9. Identify, manage and facilitate access to locally sourced natural resources where appropriate, including sand and stone, minerals, timber and renewable energy. [\[RGP Part C\]](#)

Background documents

Loddon Mallee North Regional Growth Plan (December 2013)

03.03-R06-02 Loddon Mallee North Regional Growth Framework

Regional Policy: Loddon Mallee North

VC## dd/mm/yyyy

Regional Growth Plan map to be inserted here.

03.03-R07-01 Planning for Loddon Mallee South

Regional Policy: Loddon Mallee South

VC## dd/mm/yyyy

This policy is based on the Advisory Committee's interpretation of the draft Regional Growth Plan and may need to be reviewed before the PPF is finalised.

Objectives and strategies

Objective 1 To manage population growth and settlements. [RGP Part D]

- Strategy 1.1 Support Bendigo as the regional city and the major population and economic growth hub for the region, offering a range of employment and services. [RGP Part D and Map]
- Strategy 1.2 Manage and support growth in Castlemaine, Gisborne, Kyneton and Maryborough as employment and service hubs that reinforce the network of communities within the region. [RGP Map]
- Strategy 1.3 Support sustainable growth and expansion in Inglewood, Bridgewater, Marong and Harcourt to capitalise on their proximity to Bendigo. [RGP Map]
- Strategy 1.4 Facilitate increased commercial and residential densities, mixed use development and revitalisation projects for underutilised sites and land in Bendigo. [RGP Part C]

Objective 2 To strengthen and diversify the economy. [RGP Part D]

- Strategy 2.1 Facilitate greater employment and investment outcomes from growth sectors such as health, education and professional services. [RGP Part D]
- Strategy 2.2 Support and develop emerging and potential growth sectors such as tourism, renewable energy, resource recovery and other green industries. [RGP Part D]
- Strategy 2.3 Facilitate new manufacturing and food processing industries that build on supply chains and take advantage of well located and affordable land. [RGP Part C]
- Strategy 2.4 Support the development and expansion of tourism infrastructure in Bendigo. [RGP Part C]

Objective 3 To improve infrastructure. [RGP Part D]

- Strategy 3.1 Minimise the impact of urban development on the current and future operation of major infrastructure of national, state and regional significance, including highways, railways, airports, communication networks and energy generation and distribution systems. [RGP Part D]
- Strategy 3.2 Support upgrades at Bendigo Airport that improve access and infrastructure to support emergency services. [RGP Part C]
- Strategy 3.3 Maintain and strengthen passenger and freight transport networks and explore opportunities to develop freight-related activities in Marong and Maryborough. [RGP Map]

Objective 4 To protect and enhance the natural and built environment. [RGP Part D]

- Strategy 4.1 Protect and improve the condition of the region's important environmental assets such as forests, wetlands and rivers. [RGP Part D]
- Strategy 4.2 Support the designation of Castlemaine Diggings National Heritage Park as a World Heritage place to underpin tourism. [RGP Part C]

Objective 5 To ensure food, water and energy security. [RGP Part D]

- Strategy 5.1 Facilitate ongoing productivity and investment in high value agriculture. [RGP Part D]

Guidelines for decision makers

Guidelines:

1. Planning decisions should prioritise human life and respond to the following principles with regard to bushfire risk management: [\[RGP Part D\]](#)
 - (a) Direct development to locations of lower bushfire risk. [\[RGP Part D\]](#)
 - (b) Carefully consider development in locations where there is significant bushfire risk that cannot be avoided. [\[RGP Part D\]](#)
 - (c) Avoid development in locations of extreme bushfire risk. [\[RGP Part D\]](#)
 - (d) Avoid development in areas where planned bushfire protection measures may be incompatible with other environmental objectives. [\[RGP Part D\]](#)

Strategic planning guidelines

Strategic planning should:

1. Prepare regional catchment strategies and other suitable tools to support the sustainable use of rural land. [\[RGP Part D\]](#)
2. Provide adequate zoned and serviced commercial and industrial land for employment in the regional city and regional centres/towns. [\[RGP Part C\]](#)
3. Identify emerging agribusinesses and location clusters including the equine industry, and intensive animal industries such as cattle feed lots, piggeries and poultry farms. [\[RGP Part C\]](#)
4. Identify agribusiness and tourism clusters in the region and implement appropriate land use measures to facilitate agricultural tourism activities. [\[RGP Part C\]](#)
5. Develop a regional approach to manage small lot subdivision and development. [\[RGP Part C\]](#)
6. Prepare a regional food, freight and energy strategy that identifies strategically important agricultural land, land use clusters and links to processing, manufacturing and freight opportunities. [\[RGP Part C\]](#)
7. Prepare a carbon action plan working cooperatively with catchment management authorities. [\[RGP Part C\]](#)
8. Monitor, assess and act on the potential impacts and opportunities of climate change across the region and collaborate with other climate change adaptation planning activities to inform future land use planning decisions. [\[RGP Part C\]](#)
9. Consider the impact of activity and development on open potable water supplies. [\[RGP Part C\]](#)
10. Use detailed bushfire analysis and behaviour studies to inform settlement planning. [\[RGP Part C\]](#)
11. Identify and recognise the values of waterways and wetlands across the region and apply appropriate planning tools. [\[RGP Part C\]](#)
12. Consider planning policies and initiatives to manage and reduce the impacts of dams on water yield and the health of river systems. [\[RGP Part C\]](#)
13. Prepare a precinct plan for future revitalisation of land around the Bendigo railway station and plan for the long-term upgrade of the station's facilities. [\[RGP Part C\]](#)
14. Prepare an Integrated Transport and Land Use Strategy for Bendigo. [\[RGP Part C\]](#)
15. Prepare a Precinct Plan for the Bendigo Hospital precinct that provides for housing and mixed use developments. [\[RGP Part C\]](#)
16. Prepare appropriate plans to guide future growth and development for Bridgewater, Castlemaine, Harcourt, Inglewood, Kyneton, Maryborough, Riddells Creek and Woodend. [\[RGP Part C\]](#)
17. Prepare Development Contribution Plans to fund infrastructure. [\[RGP Part C\]](#)
18. Review the economic and social opportunities provided by improved telecommunications and potential land use implications. [\[RGP Part C\]](#)
19. Prepare flood maps and implement flood overlays into the Greater Bendigo, Loddon, Mount Alexander and Central Goldfields planning schemes. [\[RGP Part C\]](#)

Background documents

Loddon Mallee South Regional Growth Plan (Date to be inserted)

03.03-R07-02 Loddon Mallee South Regional Growth Framework

Regional Policy: Loddon Mallee South

VC## dd/mm/yyyy

Regional Growth Plan map to be inserted here.

03.03-R08-01 Planning for Wimmera Southern Mallee

Regional Policy: Wimmera Southern Mallee

VC## dd/mm/yyyy

This policy is based on the Advisory Committee's interpretation of the draft Regional Growth Plan and may need to be reviewed before the PPF is finalised.

Objectives and strategies

Objective 1 To encourage growth throughout the region and create a network of integrated and prosperous settlements. [RGP]

Strategy 1.1 Recognise the close relationship between Stawell and Ararat and plan for these towns as a cohesive sub-regional cluster of housing, employment and services.

Objective 2 To manage population change and access to services by making key centres a focus. [RGP]

Strategy 2.1 Support the role of Horsham as the key population and employment centre for the region. [RGP]

Strategy 2.2 Support the ongoing growth and development of Edenhope, Hopetoun, Nhill, St Arnaud, Stawell and Warracknabeal as the key service hubs within their sub-regional communities of interest. [RGP]

Strategy 2.3 Support the regional role of Horsham central activities district in providing higher order commercial and retail services. [RGP]

Strategy 2.4 Provide local and some sub-regional services in Dimboola, Kaniva and Murtoa.

Strategy 2.5 Provide an ongoing supply of infill and greenfield residential land, particularly in Horsham and district towns. [RGP]

Strategy 2.6 Support investment in higher order services and facilities at Horsham that cater for a regional catchment. [RGP]

Strategy 2.7 Support regeneration of Horsham North through better access, community infrastructure and housing. [RGP]

Objective 3 To protect key agricultural resources, maintain productivity and support the development of industry. [RGP]

Strategy 3.1 Protect and manage environmental assets as cropping expands in the southern parts of the region. [RGP]

Objective 4 To use the region's assets to facilitate the diversification of the economy and build a resilient community. [RGP]

Strategy 4.1 Facilitate diversification of the regional economy and capitalise on economic development opportunities through building on the region's assets, particularly agriculture, energy, mining and tourism. [RGP]

Strategy 4.2 Create a regional freight and industry gateway in and around Horsham to capitalise on the Wimmera Intermodal Freight Terminal and value adding from the agricultural industry. [RGP]

Strategy 4.3 Provide an ongoing supply of industrial land, particularly in Horsham and district towns. [RGP]

Strategy 4.4 Facilitate further development of tourism related to the wine industry at Great Western and nature-based tourism around key attractions such as the Grampians National Park, Little Desert National Park, major lakes and cultural heritage sites. [RGP]

Strategy 4.5 Support the development of Halls Gap as a resort town and tourism focal point for the region. [RGP]

Objective 5 To support planning for adaptation to changes in climate. [RGP]

- Strategy 5.1 Provide for flexible approaches to rural land use and infrastructure which support a transition of agricultural activities over time. [RGP]
- Strategy 5.2 Support the development of locally generated renewable energy, including bioenergy clusters. [RGP]
- Strategy 5.3 Facilitate the use of secure water supplies to develop the region's economy. [RGP]

Objective 6 To support development of distinct settlements to create healthy, attractive and liveable communities. [RGP]

- Strategy 6.1 Provide for easy access to housing, education, employment and community facilities, particularly in Horsham and district towns. [RGP]

Objective 7 To identify infrastructure required to support growth. [RGP]

- Strategy 7.1 Facilitate local energy generation, including bioenergy clusters, to help diversify the local economy and improve sustainability outcomes. [RGP]

Guidelines for decision makers

Guidelines:

1. Consider the environmental values of ephemeral wetlands, watercourses and floodplains when making decisions about land use changes or development.
2. Consider implications for soil health when assessing development proposals or designating areas for land use change and apply appropriate measures to manage potential impacts.

Strategic planning guidelines

Strategic planning should:

1. Identify and protect the region's valued urban character and cultural heritage assets
2. Monitor the supply of residential and industrial land and provide for additional land as required
3. Plan for rural residential development on a regional scale and direct it to appropriate locations
4. Identify strategically important agricultural land that requires protection from encroachment by urban or other incompatible uses.
5. Prepare criteria for determining whether land use change to a mix of agricultural and other uses is appropriate in agricultural areas.
6. Identify housing, transport and infrastructure needs associated with mining at mineral sand deposits near Horsham and Donald and plan to manage any impacts in advance of the commencement of mining.
7. Prepare a landscape assessment study for those parts of the region not covered by the South West Landscape Assessment study.
8. Prepare heritage assessments across all local government areas in the region and ensure significant heritage places are identified and protected.
9. Prepare floodplain studies to better inform decisions regarding growth including for the complex floodplain of the Wimmera River at Horsham and towns in the upper catchment where risks of flash flooding are greatest.
10. Prepare a regional housing strategy with a focus on choice, availability and affordability.
11. Prepare a strategic growth plan to direct Horsham's future development.
12. Consider opportunities for expansion of the industrial area at Horsham Airport.
13. Prepare investment strategies to enhance the regional significance of Horsham's central activities district
14. Monitor the supply of rural residential development land to better understand the needs in various parts of the region.
15. Identify key regional priorities for improved utilities, energy and telecommunications infrastructure.

16. Prepare a development contributions scheme to fund infrastructure necessary to support growth.
17. Identify social infrastructure needs for the region and target facilities to particular settlements where the need is greatest or planning identifies a strategic need.

Background documents

Wimmera Southern Mallee Regional Growth Plan (Date to be inserted)

03.03-R08-02 **Wimmera Southern Mallee Regional Growth Framework**

Regional Policy: Wimmera Southern Mallee

VC## dd/mm/yyyy

Regional Growth Plan map to be inserted here.

03.04 **PLANNING FOR RURAL AREAS**

03.04-S-01 **Planning for rural areas**

State Policy

VC## dd/mm/yyyy

Objectives and strategies

Objective 1 To build the prosperity and maintain the natural values of rural areas.

[\[Update\]](#)

- Strategy 1.1 Facilitate agriculture and rural production. [\[11.05-3p1\]](#)
- Strategy 1.2 Maintain the environmental health and productivity of landscapes. [\[11.05-4p10\]](#)
- Strategy 1.3 Protect sensitive landscape areas. [\[15.01-1p6 part \]](#)
- Strategy 1.4 Avoid development that detracts from natural quality. [\[15.01-1p6 part \]](#)
- Strategy 1.5 Protect and improve natural key features. [\[12.04-2p5\]](#)
- Strategy 1.6 Recognise the natural landscape for its aesthetic value and as a fully functioning system. [\[12.04-2p4\]](#)
- Strategy 1.7 Protect coastal areas and their foreshores and the Alpine areas and ensure that new development does not detract from their landscape quality. [\[12.04-1p2 part, 12.04-2p2\]](#)
- Strategy 1.8 Maintain access to productive natural resources and an adequate supply of well-located land for energy generation, infrastructure and industry. [\[11.02-1p11\]](#)

03.04-RV-01 **Planning for rural areas**

Regional Policy: Regional Victoria

VC## dd/mm/yyyy

Objective 1 To protect productive farmland that is of strategic significance in the local or regional context. [\[14.01-1p1\]](#)

- Strategy 1.1 Avoid the unplanned loss of productive agricultural land due to permanent changes of land use. [\[14.01-1p2\]](#)
- Strategy 1.2 Support the re-structure of inappropriate subdivisions on productive agricultural land. [\[14.01-1p12\]](#)
- Strategy 1.3 Avoid the spread of plant and animal pests into agricultural areas. [\[14.01-1p16\]](#)
- Strategy 1.4 Recognise the economic importance for the agricultural production and processing sectors when assessing a proposal that would result in the permanent removal of productive agricultural land from the State's agricultural base. [\[14.01-1p5\]](#)
- Strategy 1.5 Balance the following issues when assessing a proposal to subdivide, develop or rezone agricultural land: [\[14.01-1p6\]](#)
 - a) The desirability and impacts of removing the land from primary production, given its agricultural productivity. [\[14.01-1p7\]](#)
 - b) The impacts of the proposed subdivision or development on the continuation of primary production on adjacent land, with particular regard to land values and to the viability of infrastructure for such production. [\[14.01-1p8\]](#)
 - c) The compatibility between the proposed or likely development and the existing uses of the surrounding land. [\[14.01-1p9\]](#)
 - d) Assessment of the land capability. [\[14.01-1p10\]](#)

Objective 2 To support rural residential development at strategic locations [\[RGP\]](#)

- Strategy 2.1 Plan for rural residential development at strategic locations which:
 - a) Minimise exposure to natural hazards,
 - b) Protect regionally significant assets,

- c) Support existing settlements, and
- d) Make best use of infrastructure and services [\[RGP\]](#)

03.04-gnut-01 **Planning for rural areas**

Local policy: Gumnut

C## dd/mm/yyyy

Local policy tailored for each municipality can be inserted here if required

03.05 **PLANNING FOR IDENTIFIED DISTINCTIVE AREAS**

03.05-S-01 **Localised Planning Statements**

State Policy

VC## dd/mm/yyyy

The distinctive areas of the Bellarine Peninsula, Macedon Ranges, Mornington Peninsula and Yarra Valley have significant geographic and physical features which contribute to the quality of life for Victorians and are a distinctive part of our State. These areas play an important role in the State as tourist destinations and have strong economic bases driven by tourism, agribusiness and lifestyle, with all areas linking strongly with Melbourne. [\[PM\]](#)

Because of their attractiveness, accessibility and proximity to metropolitan Melbourne these areas are increasingly coming under pressure for growth and change. This could potentially undermine the long-term natural or non-urban uses of land in these areas and needs to be carefully managed. [\[PM\]](#)

Objective 1 To protect and enhance the valued attributes of identified distinctive areas.

Strategy 1.1 Recognise the significant geographic and physical features of the following identified distinctive areas:

- a) Bellarine Peninsula
- b) Macedon Ranges
- c) Mornington Peninsula
- d) Yarra Valley. [\[PM\]](#)

Strategy 1.2 Protect the identified key values and activities of identified distinctive areas. [\[PM\]](#)

Strategy 1.3 Support uses and development where they enhance the valued characteristics of identified distinctive areas. [\[PM\]](#)

Strategic planning guidelines

Strategic planning should:

1. Prepare localised planning statements for distinctive regions including Mornington Peninsula, the Yarra Valley, Macedon Ranges and the Bellarine Peninsula. [\[Update\]](#)[\[PM\]](#)
2. Ensure localised planning statements for Mornington Peninsula, Bellarine Peninsula, Macedon Ranges and Yarra Ranges acknowledge areas that are important for food production. [\[5.3.1.2\]](#)

03.06 **PLANNING FOR CITIES**

03.06-S-01 **City structure and productivity**

State Policy

VC## dd/mm/yyyy

Together, land use and transport determine Victoria's spatial structure. Effective integration of these elements require more than co-ordinated action. Transport and land use integration recognises the interaction of urban elements over time, and the potential to influence desired settlement patterns, land uses and travel behaviours and patterns.

Objectives and strategies

Objective 1 To create city structures that drive productivity, support innovation and create more jobs. [PM pg16]

- Strategy 1.1 Improve the distribution of employment land and provide more equitable access to employment opportunities. [11.04-1p6]
- Strategy 1.2 Plan urban areas to make better use of infrastructure and support economic growth. [Update]
- Strategy 1.3 Facilitate development and transport network improvements that reinforce an integrated transport system connecting people to jobs and services, and goods to market, and reduces the extent of travel needed. [PM pg16] [Update]
- Strategy 1.4 Plan development to reinforce the role and function of the principal and local transport networks to enable the safe, efficient and reliable movement of people and freight
- Strategy 1.5 Protect natural assets and better plan our water, energy and waste management systems to create sustainable cities. [PM pg17]

03.06-M00-01 City structure and productivity

Regional Policy: Metropolitan Melbourne

VC## dd/mm/yyyy

This policy is based on the Advisory Committee's interpretation of Plan Melbourne and may need to be reviewed before the PPF is finalised.

Objectives and strategies

Objective 1 To develop a global city of opportunity and choice. [PM]

- Strategy 1.1 Facilitate a diversity of housing in defined locations that cater for different households and are close to jobs and services, including high-density residential development in Melbourne's expanded Capital City Zone. [PM pg16, 2.2.1]
- Strategy 1.2 Facilitate development that reinforces the function of the principal transport networks to support a more-productive Central City. [Update]
- Strategy 1.3 Facilitate the growth and development of Melbourne as identified in the Metropolitan Melbourne Framework. [New]
- Strategy 1.4 Facilitate development consistent with the Metropolitan Melbourne Elements included in this Clause. [New]

Strategic planning guidelines

Strategic planning should:

1. Consider unsolicited bids for changes in planning controls and zones that will create development that furthers the objectives of the Planning Policy Framework. [PM]
2. Prepare a framework plan for growth in the Central Subregion and structure plans for the expanded Central City. [1.4.2.2, 1.1.1.3]
3. Use planning provisions in designated precincts in the expanded Capital City Zone that provide the market with flexibility to maximise development opportunities. [2.2.1.1]
4. Prepare structure plans for state-significant projects of transit-orientated urban renewal. [1.1.1.3]
5. Prepare structure plans and infrastructure plans for Metropolitan Activity Centres to accommodate forecast growth and identify sequencing requirements (including infrastructure provision, connections and public realm improvements). [1.1.1.3, 1.5.2.2]
6. Use planning provisions in and around Metropolitan Activity Centres that ensure they are investment-ready. [1.5.2.2]
7. Prepare structure plans and a long-term governance framework to guide the growth and development of National Employment Clusters in an appropriate regulatory framework. [1.1.1.3, 1.5.1.1]

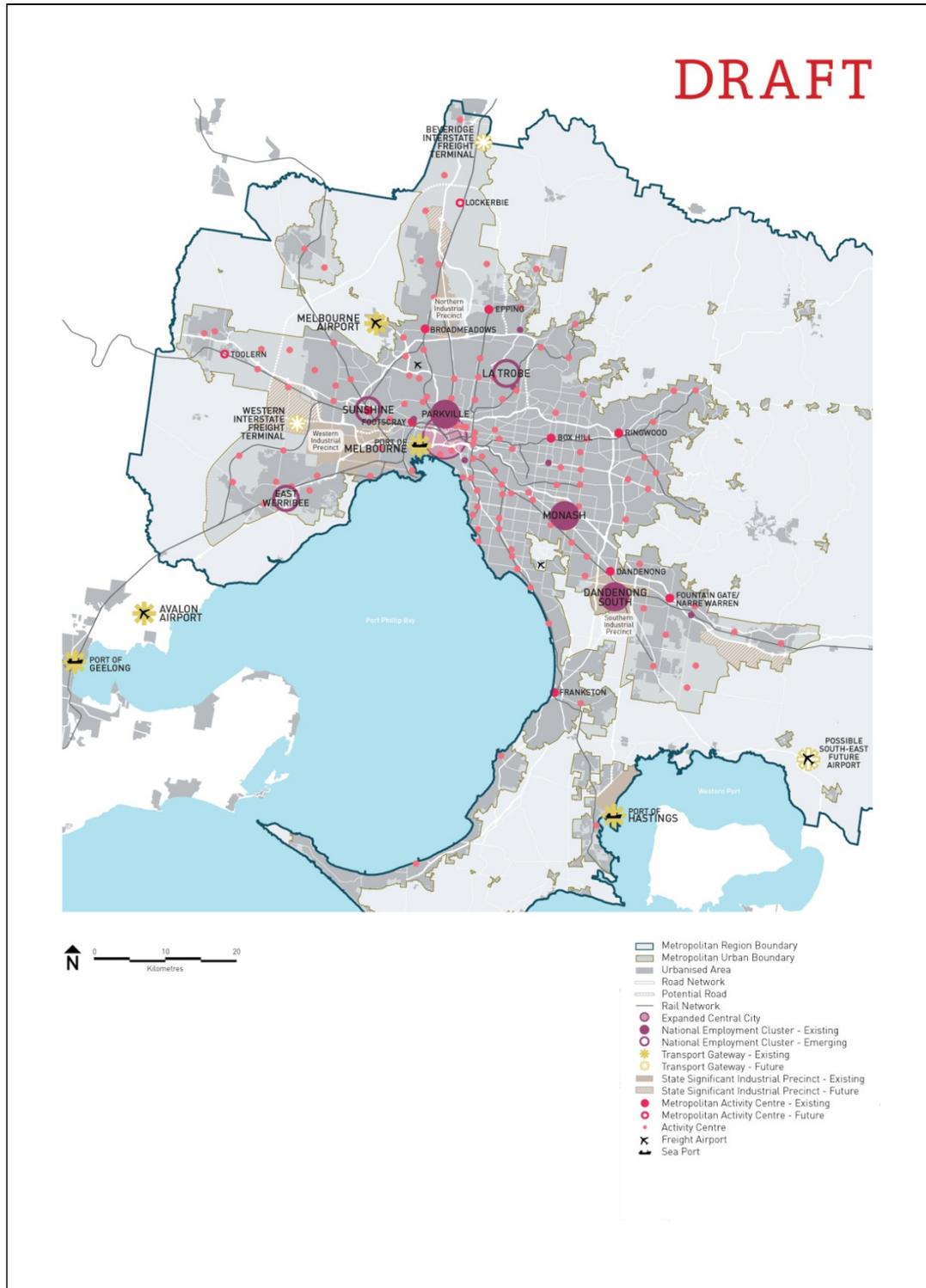
TABLE 1: METROPOLITAN MELBOURNE ELEMENTS

LOCATION	STRATEGIC DIRECTION
EXPANDED CENTRAL CITY [PM_TABLE 1]	To allow the continued location and growth of knowledge-intensive and high skilled firms in the Central City while continuing to be a major area for tourism, retail, residential, entertainment, sporting and cultural activities. [PM_Table 1]
NATIONAL EMPLOYMENT CLUSTERS [PM_TABLE 1]	To improve access to a diversity of employment opportunities, including knowledge jobs in designated precincts around Melbourne. To improve the growth of business activity (and therefore jobs) of national significance. To improve the ability of businesses to leverage off their export and innovation potential to grow jobs in other industry sectors. They are mixed-use centres and, with the exception of Dandenong South, will include residential development. [PM_Table 1]
METROPOLITAN ACTIVITY CENTRES [PM_TABLE 1]	To maximise access to goods and services in a limited number of major centres with good public transport networks. These centres will play a major service delivery role, including government health, justice and education services, providing a diverse range of jobs, activities and housing for a subregional catchment. [PM_Table 1]
STATE –SIGNIFICANT INDUSTRIAL PRECINCTS [PM_TABLE 1]	To ensure there is sufficient strategically located land available for major industrial development linked to the Principal Freight Network and transport gateways. They will be protected from inappropriate development to allow continual growth in freight, logistics and manufacturing investment. [PM_Table 1]
TRANSPORT GATEWAYS [PM_TABLE 1]	To secure adequate gateway capacity for moving passengers and freight in and out of Victoria by designating ports, airports and interstate terminals. They will be protected from incompatible land uses but adjacent complementary uses will be encouraged. [PM_Table 1]
ACTIVITY CENTRES [PM_TABLE 1]	To provide access to a wide range of goods and services in centres that are planned and managed by local government. The centres will have jobs and vibrant local economies. Some will serve larger subregional catchments. [PM_Table 1]
NEIGHBOURHOOD CENTRES [PM_TABLE 1]	To provide neighbourhood access to local goods and services. [PM_Table 1] and fulfil a retail, residential and mixed-use role. [4.1.1.1]
HEALTH AND EDUCATION PRECINCTS [PM_TABLE 1]	To improve access to health and education services and to improve job choices in these industries for Melburnians. As significant generators of activity and visitation, these precincts will support ancillary health and education, retail, commercial, accommodation, services, housing and public transport. They may anchor Activity Centre development, particularly in growth areas. In growth areas, Activity Centres will be the priority location for these facilities. [PM_Table 1]
URBAN RENEWAL SITES INCLUDING TRANSIT-ORIENTED DEVELOPMENT [PM_TABLE 1]	To take advantage of under-utilised land close to jobs, services and public transport infrastructure to provide new housing, jobs and services. [PM_Table 1]

03.06-M00-02 Metropolitan Melbourne Framework
Regional Policy

VC## dd/mm/yyyy

This map may need to be reviewed before the PPF is finalised.



03.06-gnut-01 City structure and productivity

Local policy: Gumnut

C## dd/mm/yyyy

Local policy tailored for each municipality can be inserted here if required

03.07 PLANNING FOR PERI-URBAN AREAS AND GREEN WEDGE AREAS

03.07-S-01 Peri-urban areas and green wedge areas

State Policy

VC## dd/mm/yyyy

Peri-urban regions and areas are the areas of land surrounding the built up urban areas of regional cities and centres. They are generally characterised by a mixture of urban and non-urban land uses and have a strong relationship with the settlement they surround.

Green wedge land is defined in the Planning and Environment Act 1987 as land that is described in a metropolitan fringe planning scheme as being outside an urban growth boundary.

Objectives and strategies

Objective 1 To conserve the values of peri-urban regions and areas and Melbourne's green wedges. [PM pg139]

Strategy 1.1 Protect the green wedges of Metropolitan Melbourne and peri-urban regions and areas from inappropriate development. [11.04-6p1 part]

03.07-A06-01 Peri-urban areas

Regional Policy: Melbourne's peri-urban area

VC## dd/mm/yyyy

Melbourne's peri-urban region is the land surrounding Melbourne's built up urban area that is characterised by a mix of urban and non-urban land uses, its strong relationship to the city due to its proximity and accessibility, and the significant pressure for growth and change experienced in these locations. It is generally an open landscape containing state significant assets (including environmental, cultural, infrastructure and resource land use values), scattered urban settlements and townships (some with urban growth boundaries around them) that have become popular places offering residents lifestyle choice within commuting distance to jobs and services in Melbourne.

Objectives and strategies

Objective 1 To improve the management of Melbourne's peri-urban region. [6.2.1]

Strategy 1.1 Support development in selected discrete settlements within Melbourne's peri-urban region having regard to complex ecosystems, landscapes, environmental risks, agricultural and recreational activities in the area. [11.05-2p2]

Strategy 1.2 Protect the future operation of major transport facilities that serve the wider Victorian community, including airports and ports and their associated access corridors. [11.04-6p5]

Strategy 1.3 Avoid development that encroaches on significant resources of stone, sand and other mineral resources for extraction purposes. [11.04-6p8]

Strategy 1.4 Minimise the adverse impacts of natural hazards. [5.1.2]

Particular provisions

1. Clause 53 – Upper Yarra Valley and Dandenong Ranges Region

Strategic planning guidelines

Strategic Planning should:

1. Identify settlement growth boundaries to existing settlements in green wedges and peri urban areas. [Update]

2. Prepare peri-urban area region and area policy statements including identifying potential peri-urban growth centres. [\[6.2.1.1\]](#)

Prepare peri-urban town plans to increase the supply of land for housing and attract population growth out of Melbourne. Potential towns include: Ballan, Bacchus Marsh, Kilmore, Broadford, Warragul-Drouin, Wonthaggi. [\[6.2.1.2\]](#)

03.07-A07-01 Green wedge areas

Regional Policy: Melbourne's Green Wedge Areas

VC## dd/mm/yyyy

The Planning and Environment Act 1987 defines green wedge land as land that is described in a metropolitan fringe planning scheme as being outside an urban growth boundary.

Objective 1 To protect green wedge areas from urban encroachment.

Strategy 1.1 Avoid development in the green wedge unless it provides for:

- a) agriculture,
- b) environmental protection,
- c) historic, landscape, recreational, tourism opportunities, or
- d) mineral or stone resources. [\[11.04-6p3\]](#)

Strategy 1.2 Support consolidated residential development within existing settlements in green wedges. [\[11.04-6p4\]](#)

Strategy 1.3 Protect important productive agricultural areas at Werribee South, the Maribyrnong River flats, the Yarra Valley, Westernport and the Mornington Peninsula. [\[11.04-6p6\]](#)

Strategy 1.4 Avoid development that encroaches on significant resources of stone, sand and other mineral resources for extraction purposes. [\[11.04-6p8\]](#)

Particular provisions

1. Clause 53 – Upper Yarra Valley and Dandenong Ranges Region
2. Clause 57 – Metropolitan Green Wedge Land

03.07-gnut-01 Peri-urban areas and green wedge areas

Local policy: Gumnut

C## dd/mm/yyyy

Local policy tailored for each municipality can be inserted here if required

03.08 PLANNING FOR URBAN GROWTH AREAS

03.08-S-01 Planning urban growth areas

State Policy

VC## dd/mm/yyyy

Objectives and strategies

Objective 1 To create affordable, liveable and sustainable communities to support healthy lifestyles. [\[New\]](#)

Strategy 1.1 Facilitate development that: [\[11.02-3p19part\]](#)

- a) Creates a sense of place and community. [\[11.02-3p20\]](#)
- b) Supports the cultural development of the community. [\[Update\]](#)
- c) Provides a broad range of local business activities and employment opportunities. [\[11.02-3p23\]](#)
- d) Creates greater housing choice, diversity and affordable places to live. [\[11.02-3p21\]](#)
- e) Create highly accessible and vibrant activity centres. [\[11.02-3p22\]](#)
- f) Reinforces the principal transport networks and provides for local transport networks. [\[Update\]](#)
- g) Supports adaptation to climate change and improves environmental sustainability. [\[11.02-3p25\]](#) [\[Update\]](#)

h) Provides accessible, integrated and adaptable community infrastructure. [11.02-3p26]

Strategy 1.2 Prepare Growth Corridor Plans that identify the long term pattern of urban growth for an area. [11.02-3p10, 11.02-3p11]

Strategy 1.3 Prepare Precinct Structure Plans. [Update]

Strategic planning guidelines

Strategic Planning should:

1. Identify growth areas that are: [New]
 - (a) Close to transport corridors and services. [11.02-2p1part]
 - (b) Provide efficient and effective infrastructure. [11.02-2p1part]
 - (c) Create benefits for sustainability and liveability. [11.02-2p1part]
 - (d) Protect primary production, major sources of raw materials and valued environmental areas. [11.02-2p1part]
 - (e) Served by high-capacity public transport. [11.02-2p2]

Consider as relevant:

1. The Precinct Structure Planning Guidelines (Growth Areas Authority, 2013) [11.02-3p19]
2. Any approved Integrated Transport and Landuse Guidelines.
3. Ministerial Direction No. 12 – Urban Growth Areas (Minister for Planning, 2008) in the preparation and assessment of planning scheme amendments that provide for urban growth. [11.02-3p30, 11.02-2p17, 11.02-4p11]
4. Public Transport Guidelines for Land Use and Development (Department of Transport, 2008). [18.01-1p17]

03.08-A08-01 Planning urban growth areas

Regional Policy: Growth Areas

VC## dd/mm/yyyy

Melbourne's growth areas are located in the municipalities of Casey, Cardinia, Hume, Melton, Mitchell, Whittlesea and Wyndham. [New]

Objectives and strategies

Objective 1 To develop growth areas as progressive, affordable and excellent places to live and work. [New]

Strategy 1.1 Facilitate development identified in Growth Corridor Plans. [11.02-2p3]

Strategy 1.2 Facilitate public and private sector investment in growth area employment, especially in health and education. [1.5.4.5]

Strategy 1.3 Facilitate development that supports transport infrastructure and services in newer suburbs. [3.3]

Strategy 1.4 Protect land for future rail extensions, stations and supporting land use support in the urban growth areas and outer suburbs. [3.3.2.4]

Strategy 1.5 Plan the overall average residential densities in the growth areas to be a minimum of 18 dwellings per net developable hectare. [11.02-2p4 edited]

Strategy 1.6 Require the use of the Small Lot Housing Code and Residential Growth Zone around existing and proposed rail stations. [2.2.4.1]

Strategy 1.7 Minimise the adverse impacts of natural hazards. [5.1.2]

Strategy 1.8 Protect proposed and existing waste management and resource recovery facilities from the encroachment or intensification of sensitive uses. [5.8.1]

Strategy 1.9 Facilitate new water service infrastructure that balances:

- a) Future capital investment and operational costs.
- b) Water supply resilience and reliability for the long term.
- c) Liveability created by more water for open space and street trees.
- d) Improved quality and reduced volume of water to achieve waterways ensuring better waterway ecology. [UPDATE]

Strategic planning guidelines

Strategic Planning should:

1. Prepare Growth Corridor Plans that: [\[11.02-3p10\]](#)
 - (a) Provide objectives for each growth area. [\[11.02-3p18\]](#)
 - (b) Identify the location of broad urban development types, for example activity centre, residential, employment, freight centres and mixed use employment. [\[11.02-3p12\]](#)
 - (c) Consider and refine the Biodiversity Conservation Strategy in Melbourne's growth corridors. [\[5.2.1.1\]](#)
 - (d) Support the Small Lot Housing Code and Residential Growth Zone. [\[2.1.3.2\]](#)
 - (e) Identify the boundaries of individual communities, landscape values and as appropriate the need for discrete urban breaks and how land uses in these breaks will be managed. [\[11.02-3p13\]](#)
 - (f) Identify principal and local transport networks and options for investigation, such as future railway lines and stations, freight activity centres, freeways and arterial roads. [\[11.02-3p14\]](#)
 - (g) Identify the reservation of land for future arterial roads and upgrades in the urban growth areas and outer suburbs. [\[3.3.1.3\]](#)
 - (h) Identify sufficient land to enable flexible responses to future transport demand. [\[Update\]](#)
 - (i) Plan for expanded bus services in growth areas with land use densities to support services. [\[3.3.2.1\]](#)
 - (j) Improve access to existing stations and plan for possible new stations and rail extensions in growth areas. [\[3.3.2.2\]](#)
 - (k) Identify the location of open space to be retained for recreation, biodiversity protection, flood risk reduction or stormwater management purposes guided and directed by regional biodiversity conservation strategies. [\[11.02-3p15\]](#)
 - (l) Identify significant waterways as opportunities for creating linear trails, along with areas required to be retained for biodiversity protection, flood risk reduction or stormwater management purposes. [\[11.02-3p16\]](#)
 - (m) Identify appropriate uses for areas described as constrained, including quarry buffers. [\[11.02-3p17\]](#)
2. Prepare Precinct Structure Plans consistent with the *Precinct Structure Planning Guidelines* (Growth Areas Authority, 2013) [\[11.02-3p19\]](#)

03.08-gnut-01 Planning urban growth areas

Local policy: Gumnut

C## dd/mm/yyyy

Local policy tailored for each municipality can be inserted here if required

03.09 PLANNING FOR URBAN RENEWAL AREAS

03.09-S-01 Urban renewal

State Policy

VC## dd/mm/yyyy

Under-utilised land around existing and future transport hubs presents a significant opportunity for mixed-use transit oriented development. As brownfield locations, these precincts often need a level of intervention to facilitate their redevelopment (as they are generally non-residential areas), including providing additional community infrastructure to ensure they become liveable communities. [\[Update\]](#)

Objectives and strategies

Objective 1 To unlock the capacity of urban renewal precincts for higher-density, mixed-use development. [\[2.2.2\]](#)

Strategy 1.1 Facilitate urban renewal on large-scale sites or precincts where there is an opportunity to create more productive and liveable places. [\[Update\]](#)

- Strategy 1.2 Facilitate local area diversity and choice including land use mix, housing choice, employment and business opportunities, built form and urban design. [\[Update\]](#)
- Strategy 1.3 Facilitate tourism development. [\[UPDATE\]](#)
- Strategy 1.4 Support the development of health precincts. [\[4.4.1.2\]](#)
- Strategy 1.5 Create a high quality and safe public realm, with opportunities for community uses and interaction [\[Update\]](#)
- Strategy 1.6 Plan walking, cycling and public transport as the priority transport modes
- Strategy 1.7 Create local access to and functional integration with the existing urban area. [\[Update\]](#)
- Strategy 1.8 Support coordinated development on clusters of sites in renewal areas. [\[Update\]](#)
- Strategy 1.9 Support local area place-making to reinforce local distinctive features. [\[Update\]](#)
- Strategy 1.10 Support the adaptive and flexible reuse of buildings and spaces. [\[Update\]](#)

Guidelines for decision makers

New development should make a financial contribution to the provision of infrastructure. [\[Update\]](#)

Strategic planning guidelines

Strategic planning should:

1. Prepare Strategic Framework Plans that include vision and strategic directions, together with infrastructure plans, development concepts, design guidelines and Developer Contributions Plans. [\[7.2.1.1, imp\]](#)
2. Identify contaminated land and groundwater, the likely rate of remediation and streamlined clean-up and development approval processes. [\[2.2.2.1\]](#)

03.09-M00-01 Urban renewal

Regional Policy: Metropolitan Melbourne

VC## dd/mm/yyyy

This policy is based on the Advisory Committee's interpretation of Plan Melbourne and may need to be reviewed before the PPF is finalised.

Objectives and strategies

Objective 1 To establish a pipeline of metropolitan urban renewal precincts. [\[Update\]](#)

Strategy 1.1 Support urban renewal around existing and planned railway stations. [\[1.6.1.2\]](#)

Strategy 1.2 Plan the development sequence of major urban renewal precincts around Melbourne to optimise the use of existing and planned infrastructure. [\[7.2.1.2\]](#)

Strategic planning guidelines

Strategic Planning should:

1. Monitor the supply of urban renewal opportunities across the metropolitan area. [\[Update\]](#)
2. Identify priority urban renewal sites and prepare structure plans for under-utilised industrial land near train stations. [\[1.6.1.1\]](#)
3. Rezone land around railway stations and train corridors to facilitate residential and mixed-use development. [\[1.6.1.3\]](#)
4. Identify possible urban renewal precincts in metropolitan Melbourne. [\[2.2.2.3\]](#)
5. Identify urban renewal opportunities associated with upgrades to interchanges and grade separations. [\[1.6.1.5\]](#)
6. Identify areas for strategic redevelopment. [\[1.6.1.7\]](#)

03.09-gnut-01 Urban renewal

Local policy: Gumnut

C## dd/mm/yyyy

Local policy tailored for each municipality can be inserted here if required

03.10 PLANNING FOR LOCAL AREAS

03.10-S-01 20-minute neighbourhoods

State policy

VC## dd/mm/yyyy

A 20-minute neighbourhood is about 'living locally'. It is about planning and developing areas at the local level so that people can access a range of local services and facilities, ideally within 20 minutes of home. 20-minute neighbourhoods need to offer good access to a range of services and facilities including shops, cafés and restaurants, early years centres, primary and secondary schools, parks and sporting fields, medical centres and public transport. [PM p98]

Objectives and strategies

Objective 1 To create healthy, liveable and sustainable communities. [15.01-3p2]

- Strategy 1.1 Plan development, land use and transport to create neighbourhoods where people can reach a wide range of local services and activities within 20 minutes by walking or cycling. [PM 87]
- Strategy 1.2 Facilitate land use densities and development that supports local facilitates and activities.
- Strategy 1.3 Plan for, and facilitate mixed use development.
- Strategy 1.4 Facilitate a network of centres that: [11.01-1p2] [UPDATE]
- a) Comprises a range of centres that differ in size and function. [11.01-1p3]
 - b) Is a focus for business, shopping, leisure and community facilities. [11.01-1p4]
 - c) Provides different types of housing, including forms of higher density housing. [11.01-1p5]
 - d) Is connected by public transport, walking and cycling networks. [11.01-1p6]
 - e) Maximises choices in services, employment and social interaction. [11.01-1p7]
 - f) Supports larger activity centres on the Principal Public Transport Network. [15.01-3p3part]
- Strategy 1.5 Facilitate development that reinforces the principal transport networks and provides for local transport networks. [Update]
- Strategy 1.6 Create pedestrian friendly neighbourhoods and provide easy pedestrian movement within and between neighbourhoods. [15.01-3p10]
- Strategy 1.7 Create a range of open spaces to meet a variety of needs with links to open space networks and regional parks where practicable. [15.01-3p5]
- Strategy 1.8 Plan neighbourhoods to support whole of water cycle management.
- Strategy 1.9 Facilitate the logical and efficient provision of infrastructure and use of existing infrastructure and services. [11.02-3p9]
- Strategy 1.10 Require the separation of incompatible land uses. [11p13]

Guidelines for decision makers

Consider as relevant: [11.01-1p9]

1. Activity Centre Design Guidelines (Department of Sustainability and Environment, 2005). [11.01-2p17]
2. Safer Design Guidelines for Victoria (Crime Prevention Victoria and the Department of Sustainability and Environment, 2005). [11.01-2p18]
3. Guidelines for Higher Density Residential Development (Department of Sustainability and Environment, 2005). [11.01-2p19]
4. Any approved Integrated Transport and Landuse Guidelines. [Update]
5. Public Transport Guidelines for Land Use and Development (Department of Transport, 2008). [Update]

Strategic planning guidelines

Strategic planning should:

1. Prepare a hierarchy of structure plans or precinct structure plans that provide the broad planning framework for an area as well as the more detailed planning requirements for neighbourhoods and precincts, where appropriate. [11.02-3p4] [11.02-3p6]
2. Prepare, in consultation with groups that promote walking and healthy living, design guidelines to promote walking in new and existing neighbourhoods. [4.3.1.1]

03.10-RV-01 20-minute neighbourhoods

Regional Policy: Regional Victoria

VC## dd/mm/yyyy

Objectives and strategies

Objective 1 To maximise accessibility to facilities and services. [11.05-4p35 split]

Strategy 1.1 Create compact urban areas based around activity centres. [11.05-4p35 split]

Objective 2 To strengthen the economic and social performance and amenity of regional city CBDs. [6.2.2.2]

Strategy 2.1 Support increased business and residential densities as well as social, civic and cultural facilities. [6.2.2.2]

Strategy 2.2 Create urban renewal and infill opportunities in regional cities and centres that optimise infrastructure investment and the use of surplus government land. [6.2.2.3]

Strategic planning guidelines

Strategic planning should:

1. Identify potential state and regionally significant employment precincts in regional cities. [6.2.2.1]

03.10-M00-01 20-minute neighbourhoods

Regional Policy: Metropolitan Melbourne

VC## dd/mm/yyyy

This policy is based on the Advisory Committee’s interpretation of Plan Melbourne and may need to be reviewed before the PPF is finalised.

Objectives and strategies

Objective 1 To create liveable and sustainable communities. [15.01-3p2]

Strategy 1.1 Create healthy and active neighbourhoods and maintain Melbourne’s identity as one of the world’s most liveable cities. [PM pg17]

Strategy 1.2 Improve the landscape and vegetation cover of metropolitan Melbourne. [4.5.3]

Strategic planning guidelines

Strategic planning should:

1. Review the subregional network of Activity Centres to determine the need for new Activity Centres and identify possible new locations of Activity Centres. [1.2.3.4]

TABLE 1: ACTIVITY CENTRES IN METROPOLITAN MELBOURNE

SUBREGION	ACTIVITY CENTRES
CENTRAL	Balaclava, Braybrook-Central West, Carlton-Lygon Street, Chadstone, Fitzroy-Brunswick Street, Fitzroy-Smith Street, Malvern/Armadale, Maribyrnong-Highpoint, Port Melbourne-Bay Street, Prahran/South Yarra, Richmond-Bridge Road, Richmond-Swan Street, Richmond-Victoria Street, South Melbourne, St Kilda, Toorak Village. [PM pg153]

SUBREGION	ACTIVITY CENTRES
WESTERN	Airport West, Altona, Altona North, Ascot Vale-Union Road, Boardwalk, Brimbank, Caroline Springs, Deer Park, Flemington-Racecourse Road, Hopkins Road, Hoppers Crossing, Laverton, Manor Lakes, Melton, Melton-Woodgrove and Coburns Road, Moonee Ponds, Niddrie-Keilor Road, North Essendon, Plumpton, Point Cook, Riverdale, Rockbank North, Rockbank South, St Albans, Sydenham, Tarneit, Werribee, Werribee Plaza, Williamstown. [PM pg155]
NORTHERN	Beveridge, Brunswick, Coburg, Craigieburn, Craigieburn Town Centre, Diamond Creek, Eltham, Gladstone Park, Glenroy, Greensborough, Heidelberg, Ivanhoe, Mernda, Mickleham, Northcote, Preston-High Street, Preston-Northland, Reservoir, Roxburgh Park, South Morang, Sunbury, Sunbury South, Wallan, Wollert. [PM pg157]
EASTERN	Bayswater, Boronia, Brandon Park, Burwood East-Tally Ho, Burwood Heights, Camberwell Junction, Chirnside Park, Clayton, Croydon, Doncaster East-The Pines, Doncaster Hill, Forest Hill Chase, Glen Waverley, Hawthorn-Glenferrie Road, Kew Junction, Lilydale, Mount Waverley, Mountain Gate, Nunawading, Oakleigh, Rowville-Stud Park, Wantirna South-Knox Central. [PM pg159]
SOUTHERN	Bentleigh, Berwick, Brighton-Bay Street, Brighton-Church Street, Carnegie, Casey Central, Caulfield, Chelsea, Cheltenham, Cheltenham-Southland, Clyde, Clyde North, Cranbourne, Elsternwick, Endeavour Hills, Glenhuntly, Hampton, Hampton Park, Hastings, Karingal, Mentone, Moorabbin, Mordialloc, Mornington, Noble Park, Officer, Pakenham, Keysborough-Parkmore, Rosebud, Sandringham, Springvale. [PM pg161]

03.10-gnut-01 20-minute neighbourhoods

Local policy: Gumnut

C## dd/mm/yyyy

Local policy tailored for each municipality can be inserted here if required